

JULY 21, 2017 CANDIDATES INQUIRIES

EMAIL: JULY 18, 2017 AT 11:29 AM FROM GARY FORBUSH

How much has Sandy City, RSL, or the State of Utah spent on projects in and around the stadium to improve traffic flow, increase parking, etc...?

Please contact RSL and the State of Utah on any projects they have done. Sandy City has done two projects.

9400 South was improved before the Stadium was opened for improved traffic flow which cost \$2.1 million.

A parking lot was installed along the frontage of Monroe at 9400 South which cost approximately \$250,000.

Who paid for the parking just east of 90th south off ramp (when exiting north bound)?

Sandy City (At 9400 South)

When it was originally announced, the Mayor and Real Salt Lake management talked a lot about how the area surrounding the stadium would be "a focal point for other development, such as a hotel, a broadcast studio, and other mixed-use projects, including housing, office space, and retail."

Of what has happened in that area to improve it since the stadiums completion, what has changed, and how much of the change that has happened is attributable to this original plan and to RSL efforts?

RSL has added additional parking, festival areas, new infrastructure, and business networking lounge. Additional capital investment and re-investment has occurred such as At Home. As to additional planned projects that RSL has planned for their property, please contact RSL. (Nick)

We were told that "The stadium will also host exhibition matches (e.g. RSL vs Real Madrid or World Cup qualifier games), youth and college sporting events, community festivals, concerts, and a range of other entertainment-oriented events."

How much of that has happened?

Most of those events have transpired. State High School Soccer championships, college football bowl games, College Rugby matches, MLS All Star game, international

mens and womens FIFA matches, Real Madrid, Manchester United, Snowmobiling competition, and concerts.

Why are concerts no longer being held in the RSL Stadium? Was were the facts behind making such a decision?

Real Salt Lake is the best organization to ask that question.

Has the City every done any analysis of property values in and around the RSL Stadium, Jordan Commons and the Expo Center to know if either businesses or home owners have seen and increase or decrease in property values since the RSL Stadum was completed?

A real estate and economic impact analysis was done for The Cairns area by Robert Charles Lesser and Company in early 2013 and updated in late 2014. These studies are available through the City Recorder's Office to all interested parties.

What about anything similar in the Cairns area?

See answer above.

Is there a way of knowing what the attrition rate is among business operating in Sandy City.

A study would need to occur to find this information.

How many years back, comparing new business license applications with business license non-renewals from the prior year?

A study would need to occur to find this information.

What retail centers in Sandy seem to have the largest turnover rate in occupants based on business license non-renewals?

A study would need to occur to find this information.

What can the city do to encourage makeovers, improvements, expansions and updates to these retail centers?

Several different options are available depending on the creativity, funding, resources, and political will of the organization, staff, elected officials, property owners, and constituents. To try to list possible ideas here would be speculative; also it would be difficult to share all possible ideas. The RCLCo study referenced above explores some of these options.

What percentage of the city is classified as developed? How much open space remains?

As of Jan 2017, using parcel data, Sandy was 1.7% undeveloped, 98.3% built-out. The "Built-out" area includes 1,546 acres in Parks, which make up 12% of the city.

With annexations from County islands, etc., how many square miles is Sandy City now?

See page 38 of the Budget Book, 24 Square miles

How many acres is Sandy City now?

Approximately 15,360 acres

What does Sandy City estimate the population to be currently?

See page 38 of the Budget Book. The population is estimated at 97,082.

How many businesses have started, and how many have ceased operations based on lapses in business license renewals?

A study would need to occur to find this information.

How far back do you have this data for business licenses in Sandy? Can you go back to date the past twelve years to see the growth and retraction in businesses, and where it has turned over the most?

The budget books each contain a table listing of the number of licenses opened and closed within the Community Development Administration pages. A large number of staff hours would be needed for further analysis regarding growth, retraction, and location of turnover.

What types of entities pay no property taxes in Sandy currently?

Non-profit entities such as hospitals, churches, schools and service organizations. Also land owned by Federal, State, and County agencies.

Is there a way to know the economic impact of this to the city in estimated property tax revenue?

A study would need to occur to find this information.

Who are the biggest users of water (that are exempt from paying property taxes) in Sandy?

Alta View Hospital, LDS Church owned facilities, Canyons School District facilities, Waterford School and Sandy City Facilities.

How much of water fees are derived from these different (non-property tax paying) entities?

The total annual water use fees for non-property tax paying entities was approximately 17% of total water use fees generated in 2016.

Was the “Franchise Fee” started in 2011 specifically put in place to derive additional fees from “non-property tax paying entities” to allow them to contribute more to the cities budget?

Reasons for the transfer depended on the thinking of individual elected officials at that time.

How successful was it in doing that?

The result was that entities that pay water fees but do not pay property taxes contributed to the additional revenue received by the general fund where they would not have if there had been a property tax increase.

What was the recommendation by the Public Utilities Advisory Board and the Public Utilities to increase water rates?

Overall 5% rate increase

What was the research backing up a proposed increase?

It was based on the current current Water Master Plan update done by staff and the City's long term financial analysis.

What amount of public monies have been spent in lobbying efforts yearly for the Utah State House and Senete on bills friendly to Sandy City interests, or to obtain State funding for projects?

See answers to Steve Smith's questions.

What has been the return on investment of these monies in a yearly basis?

See answers to Steve Smith's questions.

What has been the return on investment for the following Federal lobbying efforts:

Grayling 2017

Grayling 2016

Grayling 2015

Grayling 2014

Dutko Grayling 2013

Dutko Grayling Jan 2012

See answers to Steve Smith's questions.

How far do these contracts and expenditures go back in time, and if done by other entities for lobbying the federal government, what was the eventual return on investment for them?

See answers to Steve Smith's questions.

How involved is the City Mayor or Deputy Mayor involved in these efforts?

Both work with the lobbyists to help obtain additional grants and protect the City's interests on the State, County and local level.

Has the River Oaks golf course ever generated enough revenue to break even (or make a profit) in any year that it has been operating?

Revenues from the golf course pay for all expenditures except some capital projects and a portion of bond payment. When originally purchased it was planned the RDA would contribute \$150,000 toward the bond payment. The RDA funds used to make the bond payment are funds the legislature made available under a special provision for Additional Increment. These funds were made available for select, eligible projects. As the bond payment has increased over its life the golf fund has absorbed the additional cost. The bond will mature in 2020.

I have heard that without the RDA proceeds, it would not be breaking even in costs required to maintain it (and with the cost of all improvements and maintenance).

See answer above

Is that true?

See answer above

Can you provide me with a summary of what the City has spent over the years to build, maintain and improve the course, and any structures built as part of the course.

See the spreadsheet already posted. The major improvements were the clubhouse in 2003, the driving range building in 2006 and the well in 2007.

I would also like to know the funding sources for these capital expenditures.

General Fund

Is it possible to get legible copies of the public financial disclosures (contributions and disbursements) for all the times Tom Dolan has run for Mayor in Sandy dating back to his first run in 1995?

You can come to the City Recorder's Office and review those disclosures and make copies of them.

EMAIL: JULY 18 AT 11:31 AM FROM GARY FORBUSH:

Corrected:

What amount of public monies have been spent in lobbying efforts yearly for the Utah State House and Senate on bills friendly to Sandy City interests, or to obtain State funding for projects?

Copies of the contracts with all lobbyists for the last three years have been posted to this site. All of the lobbyists have worked at the legislature on behalf of Sandy City.

On Tue, Jul 18, 2017 at 11:29 AM, Gary Forbush <forbushforchange@gmail.com> wrote:

Why are concerts no longer being held in the RSL Stadium? What were the facts behind making such a decision?

Please contact REAL Salt Lake for this information.

EMAIL: JULY 18, 2017 AT 12:03 PM FROM GARY FORBUSH:

What was the actual source(s) of the funding that paid for the \$4 million for the 1 acre park between Sandy City Hall and the Hale Centre Theatre that was talked about by Maren Barker several weeks ago at Sandy City Council meeting?

Most of the funds came from a State Allocation Grant \$2,601,622, followed by Park Impact Fees \$742,000, followed by Funds from a reimbursement agreement \$398,378 and the rest from the Capital Projects budget \$258,000.

Was that the basis for or a key factor for the Hale Centre Theater to relocate to Sandy?

Please contact Hale Centre Theater to answer this question.

What other obligations did the City or others assume to encourage the relocation to Sandy?

The City agreed to provide three things to the Hale Centre Theatre as part of their relocation to Sandy.

- (1) Sandy City owns the land under the theatre and agreed to have the theatre built on this land in anticipation that the theatre will purchase this land from Sandy City at fair market value at a future date.
- (2) Sandy City used its bonding capacity to secure a \$42 million bond to assist with the construction of the theatre. The Hale Centre Theatre organization will make all of the payments on this bond. The City then owns the theater building until such time the Hale Centre Theatre organization has sufficient resources to retire the bond and purchase the building and land from Sandy City at fair market value, less their equity in the building.
- (3) Sandy City agreed to build a city plaza on the site, open to the public and enhancing the larger site including the theatre and any other development at the site.

What documentation exists about the anticipated economic benefit to the area in and around where the venue is located?

See the Robert Charles Lesser Co study and update referenced above regarding real estate development and economic impacts in the larger Cairns area.

What revenues and impacts are anticipated when the venue opens?

Anticipated revenues include an increase in sales tax, property tax and franchise fees in the greater surrounding area. We are speculating, but future impacts in the area that may be partially attributable to the theater may include greater entertainment options,

future development interest, greater mass transit interest, parking and traffic impacts, and additional restaurant options.

Who ended up paying (and how much did they pay) for the tunnel being built by UDOT to allow traffic to enter the Shops and Southtowne on Monroe?

Please see the Utah Department of Transportation web site for information associated with this project.

Who ended up paying for the other improvements that have been required to accommodate the Hale Centre Theatre?

The road improvements to Monroe and the storm drain improvements were planned for before the Hale Centre Theatre decided to relocate to Sandy. The road improvements to Monroe were paid for with State Grants and the storm drain line was paid for with impact fees.

EMAIL: JULY 18, 2017 AT 1:58 PM FROM GARY FORBUSH:

Corrected question:

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Please see answer to original question above.

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EMAIL: JULY 18, 2017 AT 5:08 PM FROM GARY FORBUSH:

Who was the citizen that came up with the idea for the sticker system for neighborhoods in and around the RSL Stadium that was mentioned in a previous question response?

That information is not available.

What number of parking complaints have been filed in and around the stadium?

That information is not readily available. Many hours of staff time would be necessary to analyze this. Overall, the number of complaints are lower since implementing the residential parking pass.

Are car burglaries much of a problem around it on game days?

That information is not readily available. Many hours of staff time would be necessary to analyze this.

Any increase in petty crime, etc...?

That information is not readily available. Many hours of staff time would be necessary to analyze this.

EMAIL: JULY 19, 2017 AT 10:44 AM FROM GARY FORBUSH:

Can you provide additional detail into the findings included in the Jeremy Walker letter dated April 3, 2017. Specifically, those listed on page 2 which include the following:

Please contact Jeremy Walker from the State Auditor's office for additional detail on his letter dated April 3, 2017.

Franchise Tax

A. There is no provision in Utah Code that allows for a franchise tax on a water utility service provider.

B. There is no provision in Utah Code that allows for a tax on a water utility service provider.

C. Sandy City has failed to adopt an ordinance to impose a franchise tax on water services.

D. Sandy City has only applied the water franchise tax to Sandy City Water Fund, while not applying the same tax to other water service providers within City boundaries (e.g. White City Water Improvement District and Metro Water District of Salt Lake and Sandy).

Right-of-way

E. Sandy City appears to have inappropriately charged a tax/fee based upon the volume of services provided by the Sandy City Water Fund, rather than measuring the costs incurred by the City due to Sandy City Water Fund's use of the right-of-way as required by law.

F. Sandy City appears to have failed to measure and impose charges to the users of the right-of-way that "reflect proportionately the management costs incurred by the (municipality) as a result of the various utility uses of the highway" among all of the City departments and other governmental entities that use the right-of-way within the City (e.g. energy utilities, telecommunication utilities, water districts and sewer districts).

Does the Mayor and the City Council agree with the findings?

The City Finance Department has had multiple conversations with the State Auditor's Office and they have stated we are in compliance with State Code.

How does the Mayor and City Council plan to address these for the prior year transfers (retroactively, where no "Truth in Taxation" hearing was held) that started back in 2011.

The City Finance Department has had multiple conversations with the State Auditor's Office and they have stated we are in compliance with State Code.

How will they address in "inappropriateness" of the prior years actions given the situation?

The City Finance Department has had multiple conversations with the State Auditor's Office and they have stated we are in compliance with State Code.

My biggest concerns are items C, D, E and F.

Why were they selective in applying the tax given that White City and Midvale have water resources within the greater Sandy City area?

Midvale serves some streets in Sandy at our request and we serve some streets in Midvale at their request.

Does the Mayor and a majority of the City Council plan on adopting an ordinance to impose a franchise tax on water services going forward?

The current budget treats this revenue to the general fund as a subsidy transfer. It would be speculative to predict what elected official may decide to do in the future.

Does the Mayor and a majority of the City Council plan on lobbying the Utah State Legislature for changes in the code relating to these Enterprise transfers, enabling a "Franchise Fee" to be charged going forward?

See answer above

EMAIL FROM JULY 19, 2017 AT 9:11 AM FROM GARY FORBUSH:

Question correctness:

How will they address the "inappropriateness" of the prior years actions given the situation?

See answer above